



10 St Colmans Avenue, Drayton, Hampshire, PO6 2JJ

TOWN & COUNTRY
SOUTHERN



A 1930's Built Three Bedroom

Semi-Detached Home

Two Reception Rooms & 22' Conservatory

Cul-De-Sac Location / Close to Amenities

Some Original Features / Easterly Facing
Rear Garden

A 1930s built, three-bedroom semi-detached family home which is situated in a cul-de-sac location yet within easy access of local shopping amenities, bus routes, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to

confirmation). The property is arranged over two floors and comprises: hallway, sitting room, dining room, kitchen, 22' conservatory and cloakroom on the ground floor with three bedrooms and a feature bathroom on the first floor. The property is offered with double glazing,

gas fired central heating, a boarded loft space, easterly facing rear garden, side pedestrian access, garage and workshop as well as an abundance of original period features. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the ninth road on the right-hand side into St. Colmans Avenue where No.10 can be found on the right-hand side.

ENTRANCE: Brick retaining wall with pillared entrance and gateway leading to paved forecourt. Steps leading up to covered keyhole style opening. Main front door with frosted leadlight panel and leadlight stained glass panels to either side and over, leading to:

HALLWAY: High ceiling with coving, ceiling rose, dado rail, picture rail, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator, panelled doors to primary rooms.



SITTING ROOM: 14'5" into bay window x 14'2" Double glazed bay window to front aspect with leadlight stained-glass panels to upper section with top openers, double radiator under, ceiling rose and coving, picture rail, stripped and stained architraves and skirting boards, central chimney breast with wood surround, tiled hearth and open fire, low level built-in shelving to either side of fireplace.

CONSERVATORY: 22'0" x 9'4" Glass panelled roof, twin double-glazed doors with windows to either side and further double-glazed door leading to rear garden, high level window to one side with blinds and top openers, ceramic tiled flooring, tiled step and twin doors leading to dining room, stripped and stained skirting boards, wall mounted boiler supplying domestic hot water and central heating (not tested). Work surface with plumbing for washing machine.



CLOAKROOM: Ceramic tiled to half wall level, double glazed frosted window to side aspect, low level w.c., wash hand basin.

FIRST FLOOR: Landing with balustrade, double glazed window to side aspect, stripped and stained skirting boards, architraves and dado rail, access to loft space via extendable ladder, panelled doors to primary rooms.

DINING ROOM: 16'5" x 12'2" Twin glazed doors with windows to either side leading to conservatory, ceiling rose and coving, picture rail, stripped and stained skirting boards and architraves, radiator, dimmer switch, central chimney breast with wood surround fireplace, tiled hearth and open fire, radiator.

BEDROOM 1: 14'8" into bay window x 14'1" Double glazed bay window to front aspect with leadlight stained-glass panels to upper section with top openers and views to one angle towards the City of Portsmouth in the distance, radiator, comprehensive range of floor to ceiling built-in wardrobes with sliding doors to either side with hanging space and shelving.



KITCHEN: 13'0" x 9'7" Comprehensive range of matching wall and floor units with roll top work surface, inset double drainer stainless steel sink unit, gas cooker point, ceramic tiled surrounds, vinyl flooring, double glazed frosted window to side aspect, double radiator, ceiling spotlights, glazed panelled door with window to one side, leading to:

FEATURE BATHROOM: 7'7" x 7'6" Double glazed frosted window to front aspect with stained glass leadlight panel to upper section with top opener and blind, ceiling coving and spotlights, corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, double glazed frosted window to side aspect, low level w.c., free standing roll topped claw footed bath, radiator, pedestal wash hand basin, wood effect tiled flooring, stripped and stained skirting boards, dado rail and architraves.

BEDROOM 2: 13'0" x 12'2" Double glazed window to rear aspect overlooking garden, ceiling coving, picture rail, radiator, range of built-in wardrobes to one wall with hanging space and shelving, two with mirror fronted doors.

BEDROOM 3: 9'8" x 9'8" Twin double glazed windows to rear aspect overlooking garden, radiator, picture rail, range of shelving, currently arranged as a home office/study.

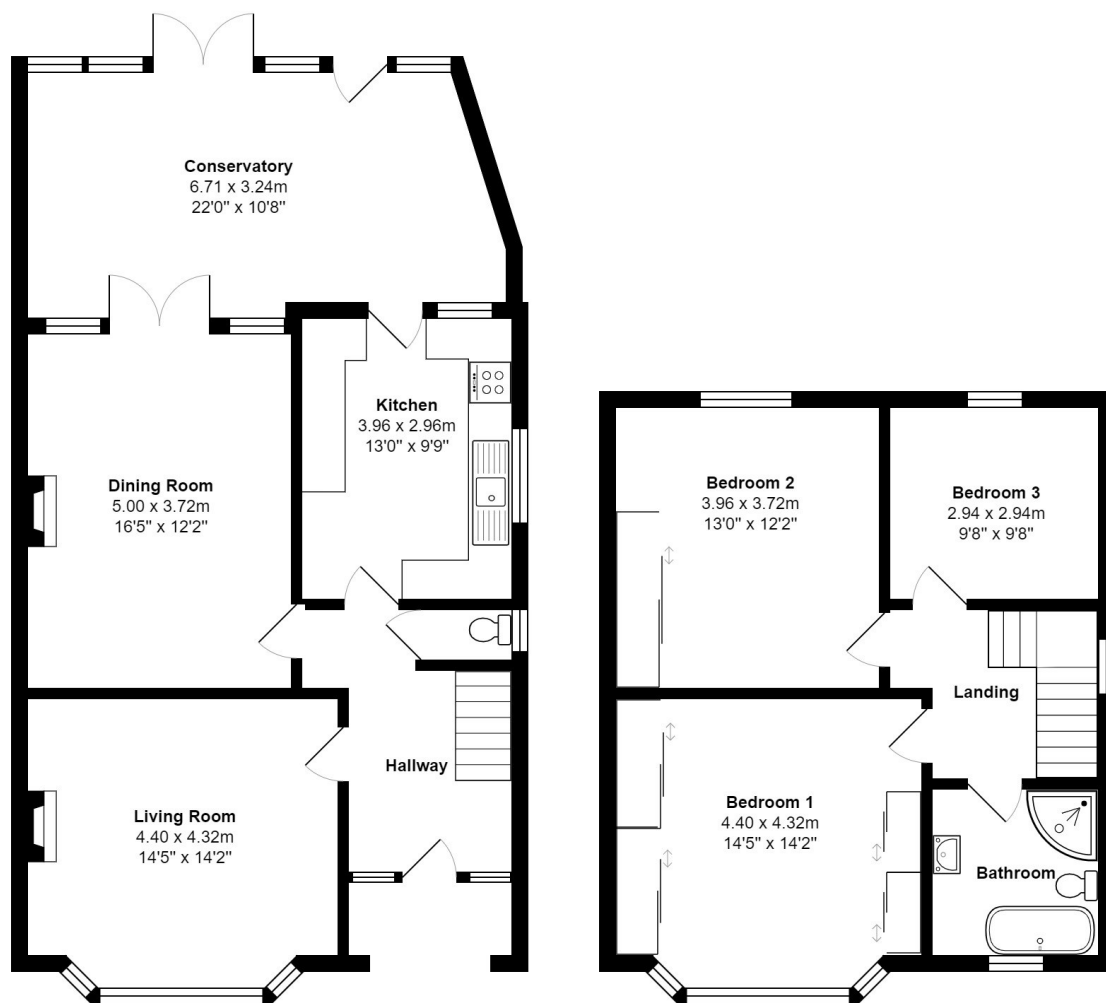
LOFT SPACE: Loft accessed via extendable ladder. The loft is board through the central part, power points, lighting and shelving.

OUTSIDE: To the rear, accessible from the conservatory is a raised paved area with steps leading down to primary lawned garden, enclosed by brick retaining walls on all sides, rear pedestrian gate to Widley Path, range of shrubs, evergreens and rose bushes, small pond and pump system, further patio area, garden lights, power point.

WORKSHOP: 13'3" x 6'4" Windows to rear, door and window to side aspect, work bench, power points, range of shelving.

GARAGE: 14'0" x 7'7" Side pedestrian window and door. Power points.





AGENTS NOTES:

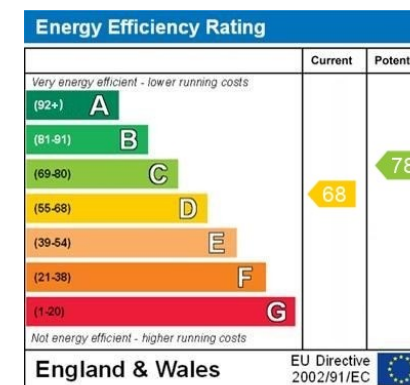
Council Tax Band E -

Portsmouth City Council

Broadband – ASDL/FTTC/ Fibre Checker
(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-
flood-risk.service.gov.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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